113.0	0003	0025.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 691,000 / 691,000
					USE VALUE: 691,000 / 691,000
					ASSESSED: 691,000 / 691,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEXTON RALPH D & ELLA M
Owner 2:	
Owner 3:	
Street 1:	48 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,679 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4679.000	298,700		392,300	691,000
Total Card	0.107	298,700		392,300	691,000
Total Parcel	0.107	298,700		392,300	691,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.31 | /Parcel: 411.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72085
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8763!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	298,700	0	4,679.	392,300	691,000	691,000	Year End Roll	12/18/2019
2019	101	FV	237,700	0	4,679.	386,700	624,400	624,400	Year End Roll	1/3/2019
2018	101	FV	244,200	0	4,679.	297,000	541,200	541,200	Year End Roll	12/20/2017
2017	101	FV	244,200	0	4,679.	280,200	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	244,200	0	4,679.	257,800	502,000	502,000	Year End	1/4/2016
2015	101	FV	230,900	0	4,679.	241,000	471,900	471,900	Year End Roll	12/11/2014
2014	101	FV	230,900	0	4,679.	221,900	452,800	452,800	Year End Roll	12/16/2013
2013	101	FV	230,900	0	4,679.	221,900	452,800	452,800		12/13/2012

PRINT

Date	Time
12/10/20	23:18:20

LAST REV

Date	Time
10/09/18	09:48:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13421-269		4/1/1978		46,000	No	No		Y

USER DEFINED

Prior Id # 1:	72085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	2292	Manual	6,970					REPL ENTRY WAY
9/21/2007	841	Addition	94,367			G9	GR FY09	14X23
9/19/2006	785	Redo Bat	19,950			G8	GR FY08	
12/8/2004	1175	Re-Roof	6,505					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
9/7/2018	MEAS&NOTICE	CC	Chris C
11/18/2008	Meas/Inspect	345	PATRIOT
10/27/2006	Permit Visit	BR	B Rossignol
2/4/2000	Meas/Inspect	263	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4679		Sq. Ft.	Site		0	70.	1.20	6									392,260						392,300	

Total AC/HA: 0.10742 | Total SF/SM: 4679 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 392,260 | Spl Credit | Total: 392,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27499998
Const Adj.:	0.98843086
Adj $ / SQ:	157.531
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405813
Depreciation:	107135
Depreciated Total:	298678

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

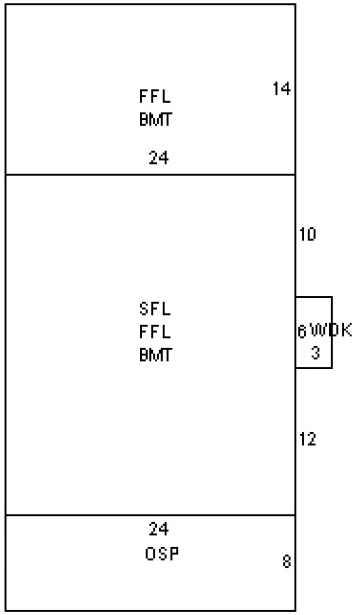
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.53
Special Features:	0	Val/Su Net:	103.07
Final Total:	298700	Val/Su SzAd	177.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	47.260	47,637
FFL	First Floor	1,008	157.530	158,791
SFL	Second Floor	672	157.530	105,861
OSP	Screen Porch	192	27.280	5,238
WDK	Deck	18	15.810	285

Net Sketched Area:	2,898			Total:	317,812
Size Ad	1680	Gross Are	2898	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	